

CALL TO ORDER

- I.** Mayor Taylor called the November 30, 2006, regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Haley, Bennett and Hanneman. Also present were Planning Manager Dietl, Senior Planner Booth, Director of City Development Wheaton and City Attorney Wesolowski.

MINUTES

Regular meeting of November 09, 2006

II.

- A.** Alderman Skowronski moved and Commissioner Bennett seconded to approve the minutes of the November 09, 2006 regular Plan Commission meeting, with a minor correction. Upon voice vote, all others voted 'aye.' Motion carried.

Public Hearings and Business Items**III.****City of Franklin**

- 1. (Public Hearing)**
- 2. (Text Amendment to Unified Development Ordinance)** An ordinance to amend the Unified Development Ordinance as it pertains in part to the definition of Family and to provide regulations for Wisconsin Statutes Chapter 980 Supervised Release and Certain Crimes against Children Sex Offender Uses

- A. 1.** Mr. Booth read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:22 PM. City Attorney Wesolowski presented the Ordinance amendment. Alderman Olson, Alderman Solomon and one citizen spoke to the issue. No one else coming forward the Public Hearing was closed at 7:30 PM.
- 2.** Commissioner Ritter moved and Commissioner Hanneman seconded to recommend approval of an ordinance to amend the Unified Development Ordinance as it pertains in part to the definition of Family and to provide regulations for Wisconsin Statutes Chapter 980 Supervised Release and Certain Crimes against Children Sex Offender Uses, as amended. Upon voice vote, all voted 'aye.' Motion carried.

City of Franklin

- 1. (Public Hearing)**
- 2. (Text Amendment to Unified Development Ordinance)** – A proposed amendment to the City of Franklin Unified Development Ordinance to revise permitted and special uses in the OL -2 General Business Overlay District as directed by the Plan Commission on October 19, 2006 to consider further revisions of uses and height requirements.

- B. 1.** Mr. Booth read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:01 PM. Mr. Dietl presented the proposal. One citizen spoke to the issue. No one else coming forward the Public Hearing was closed at 8:06 PM.
- 2.** Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of an ordinance to amend the Unified Development Ordinance to amend the OL-2 General Business Overlay District, as amended. Upon voice vote, all voted 'aye.' Motion carried.

Brian and Sandi Kaczowski

- 1. (Public Hearing)**
- 2. (Area Exception)** To allow for an increase in the 20% maximum lot coverage mandated in the Unified Development Ordinance 15-3.0206 by 467 square feet from 2,688 square feet to 3,155 square feet.

- C. 1.** Mr. Booth read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:20 PM. Applicant presented the proposal. No one coming forward the Public Hearing was closed at 8:24 PM.
- 2.** Alderman Skowronski moved and Commissioner Bennett seconded to recommend to the Board of Zoning and Building Appeals an Area Exception to allow for an increase in the 20% maximum lot coverage mandated in the Unified Development Ordinance 15-3.0206 by 467 square feet from 2,688 square feet to 3,155 square feet. Upon roll call vote, Alderman Skowronski and Commissioners Torres, Haley, Bennett and Hanneman voted 'aye.' Commissioner Ritter voted 'no.' Motion carried.

Location 3 Corporation

- 1. (Rezoning)** To rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to VB Village Business District.
- 2. (Certified Survey Map)** To allow a division of land for 3 lots.

- D. 1.** Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to VB Village Business District (Location 3 Corporation, Applicant) (Approximately 11460-11510 West St. Martins Road and 11310 West Spring Street). Upon voice vote, all voted 'aye.' Motion carried.
- 2.** Commissioner Ritter moved and Commissioner Hanneman seconded to recommend approval of a resolution conditionally approving a 3-lot Certified Survey Map, being a division of a part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 7, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Location 3 Corporation, Applicant) (Approximately 11460-11510 West St. Martins Road and 11310 West Spring Street). Upon voice vote, all voted 'aye.' Motion carried.

T-Mobile Central, LLC

1. **(Special Use Amendment)** To allow the collocation of 9 additional antennas on an existing cell tower.

Real Mex II, LLC (Franklin Meats)

1. **(Site Plan Amendment)** To allow a fence in a front yard of a commercial zoned property.

Kenneth J. and Cindy L. Gear

1. **(Certified Survey Map)** To allow a division of land for 2 lots.

**Announcement: Next Meeting
scheduled for Thursday, December
07, 2006**

Adjournment

- E. 1.** Commissioner Ritter moved and Commissioner Hanneman approval of a resolution to amend Resolution 1996-4432 imposing conditions and restrictions for the approval of a special use for property located at approximately 5510 West Rawson Avenue. Upon voice vote, all voted 'aye.' Motion carried.
- F. 1.** Alderman Skowronski moved and Commissioner Ritter seconded to approve a resolution approving a site plan amendment for Franklin Meats (Approximately 9431 West Oakwood Road) (Juan M. Sanchez, Applicant). Upon voice vote, all voted 'aye.' Motion carried.
- G. 1.** Commissioner Ritter moved and Commissioner Bennett seconded to recommend approval of a resolution conditionally approving a 2-lot certified survey map, being a division of a part of the Southeast 1/4 of Section 14, Township 5 North, Range 21 East, in the City Of Franklin, Milwaukee County, Wisconsin (Kenneth and Cindy Gear, applicant) (Approximately 4951 and 5011 West Hunting Park Drive). Upon voice vote, all voted 'aye.' Motion carried.
- G.** No action needed; none taken.
- IV.** Commissioner Ritter moved and Commissioner Torres seconded to adjourn the Thursday, November 30, 2006, regular meeting of the Plan Commission, at 9:05 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.